

**AGENDA  
FLATHEAD COUNTY BOARD OF ADJUSTMENT  
April 4, 2017**

The Flathead County Board of Adjustment will meet on **Tuesday, April 4, 2017** beginning at 6:00 P.M. in the 2<sup>nd</sup> Floor Conference Room of the South Campus Building, 40 11<sup>th</sup> Street West, Ste 200 Kalispell, Montana 59901.

**Please turn off all cellular telephones.**

**All decisions made by the Board of Adjustment are considered final actions.** Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. **Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, April 4, 2017.**

**The Agenda for the meeting will be:**

- A. Call to order and roll call**
- B. Approval of the January 2, 2017 Minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests**
  - 1. FZV-17-02 James Andler:** A request by James Andler for a zoning variance to property within the Peaceful Bay II Zoning District and zoned R-2. The applicant is requesting a variance to Section 7.12.030 Definitions, 'Lot Area-The total horizontal area within the boundary lines of a lot. Where surface utilities or street easements are located within a parcel, *lot area computations shall not include that area contained within the easement except for lots located in SAG-5, SAG-10, AG-20, AG-40, and AG-80 Zoning Districts.*' The applicant would like to use the gross acreage of the lot instead of the net acreage in order to subdivide the property. The property is located at 12 Bayview Drive.
  - 2. FZV-17-01 Betsy Morrison:** A request by Betsy Morrison for a zoning variance to property within the West Valley Zoning District and zoned West Valley. The applicant is requesting a variance to Section 3.34.040(3), "Minimum Yard Requirements" of the Flathead County Zoning Regulations which requires a twenty (20) foot setback from a road easement. The applicant has placed a manufactured home, currently being used as 'caretaker housing,' approximately three (3) feet from the edge of the 60-foot private road easement. The property is located at 141 Viano Lane.
  - 3. FCU-17-01 Benjamin & Lindsey Bushnell:** A request by Benjamin & Lindsey Bushnell, owners of the Lakeside Dental, for a conditional use permit to allow for the construction and operation of a new clinic and parking lot on property located within the Lakeside Zoning District and zoned *Lakeside*. The subject property is located at 150 Bill Road in Lakeside, MT and can legally be described a Tract 2ABL in Section 7, Township 26 North, Range 20 West, P.M.M., Flathead County, Montana.
  - 4. FCU-17-02 Calvary Chapel of the Flathead Valley:** A request by Calvary Chapel of the Flathead Valley for a conditional use permit to expand a 'church' on property located within the Highway 93 North Zoning District and zoned *SAG-10 Suburban Agricultural*. The subject property is located at 2395 Whitefish Stage and contains approximately 1.0 acres. The property can legally be described as Tract 4A in Section 20, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.
- E. Old Business**
- F. New Business**
- G. Adjournment**

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11<sup>th</sup> Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

***Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.***